



**STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097**

BRENNON T. MORIOKA  
ACTING DIRECTOR

Deputy Directors  
MICHAEL D. FORMBY  
FRANCIS PAUL KEENO  
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

Board of Land and  
Natural Resources  
State of Hawaii  
Honolulu, Hawaii

ISSUANCE OF MASTER LEASE  
FAA AGREEMENT NO. DTFAWP-08-L-00012  
UNITED STATES OF AMERICA (USA)  
FEDERAL AVIATION ADMINISTRATION (FAA)  
MOLOKAI AIRPORT

MOLOKAI

PURPOSE:

To issue a long-term Master Lease for various FAA facilities at Molokai Airport. This will replace the current individual leases for each existing facility and include future FAA facilities at Molokai Airport.

APPLICANT:

United States of America (USA) by its Federal Aviation Administration (FAA)

LEGAL REFERENCE:

Section 171-95, Hawaii Revised Statutes

LOCATION AND AREA:

Premises as shown on the attached List of Facilities

All situated at Molokai Airport, Island of Molokai, identified by  
Tax Map Key: 2<sup>nd</sup> Division-5-2-04: Portion of 8

ZONING:

State Land Use:	Agriculture
County:	Interim Zoning Provisions of Maui County Zoning Code

BLNR – Issuance of Master Lease  
Federal Aviation Administration  
Molokai Airport

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ZONING:

State Land Use: Agriculture  
County: Interim Zoning Provisions of Maui County Zoning Code

LAND TITLE STATUS:

Section 5(b), Hawaii Admissions Act (ceded)  
DHHL, 30% entitlement lands: No

CURRENT USE STATUS:

Aeronautical

CHARACTER OF USE:

Navigational aid facilities

TERM OF LEASE:

Twenty years commencing on October 1, 2008, and terminating on September 30, 2008

RENTAL:

Gratis for the lease in accordance with the terms of the Grant Assurances from the FAA

CHAPTER 343, HRS – ENVIRONMENTAL ASSESMENT:

This will have no significant or minimum effect on the environment and is, therefore., exempt from the preparation of an environmental assessment under the authority of Chapter 343, HRS, and Section 11-200 HAR. The declaration of exemption is based on exemption Class #1 on the exemption list for Department of Transportation dated May 22, 2001, which states:

“Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.”

REMARKS:

The FAA is requesting the issuance of a Master Lease, FAA Agreement

No. DTFAWP-08-L-00012 providing for the construction, operation and maintenance of FAA navigation, communication and weather aid systems to support air traffic operations at Molokai Airport. The FAA can terminate the Agreement in whole or part at anytime by giving at least sixty (60) days notice in writing via certified or registered mail.

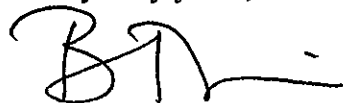
The State of Hawaii, Department of Transportation (HDOT) is obligated under the Grant Assurances to furnish, without cost to the FAA, sites for use in connection with air traffic control or air navigational activities, or weather-reporting and communication activities related to air traffic control. HDOT, in the public interest, has no objection in giving the FAA this lease.

RECOMMENDATION:

That the Board approves the lease as hereinabove outlined and subject to the following:

1. Review and approval by the Department of the Attorney General.
2. Such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Very truly yours,



BRENNON T. MORIOKA, Ph.D., P.E.  
Acting Director of Transportation

APPROVED FOR SUBMITTAL:



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LAURA H. THIELEN  
Chairperson and Member

**Of: October 1, 2008**

## List of Facilities

MASTER LEASE  
FAA No. DTFAWP-08-L-00012  
State of Hawaii No. \_\_\_\_\_

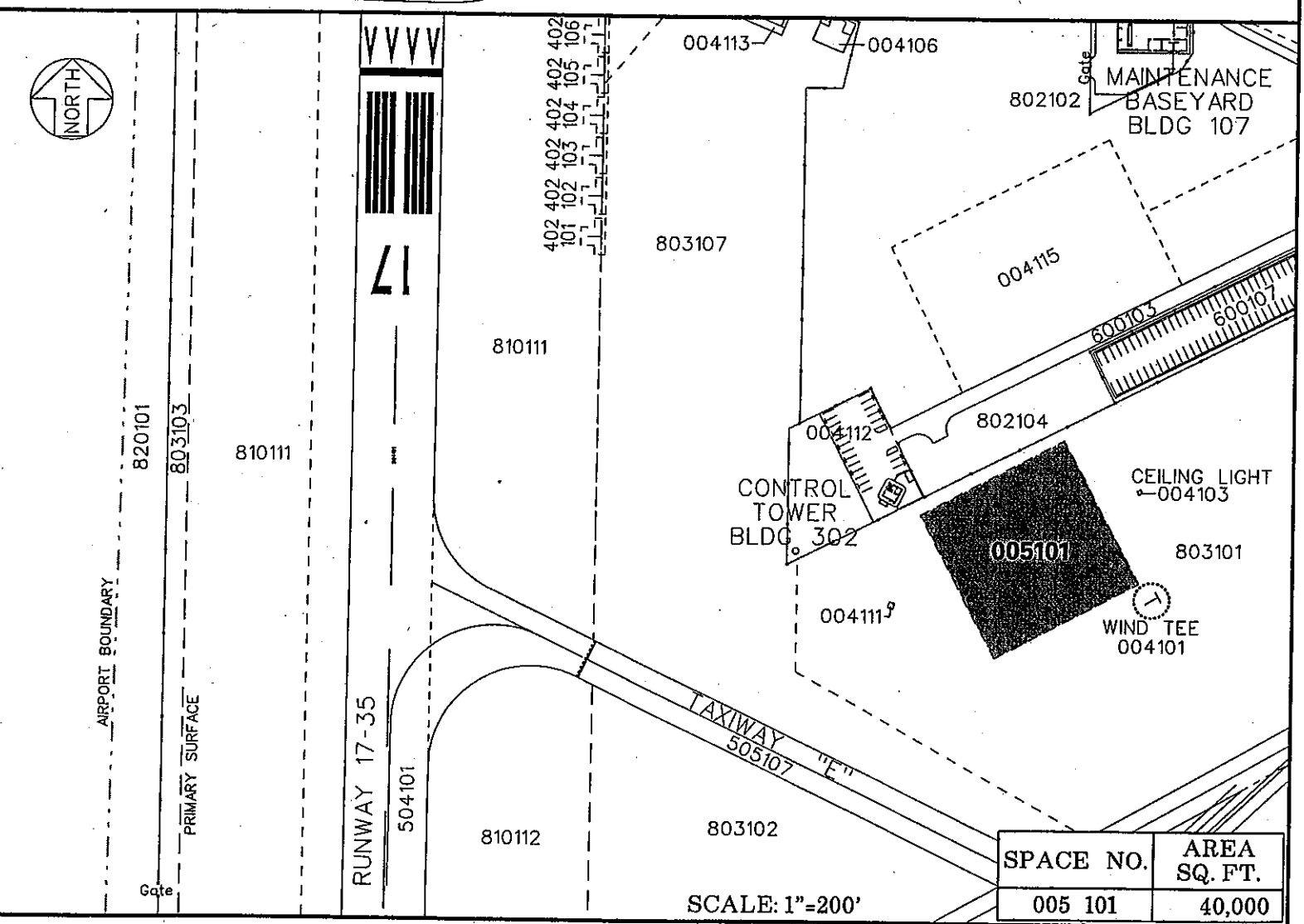
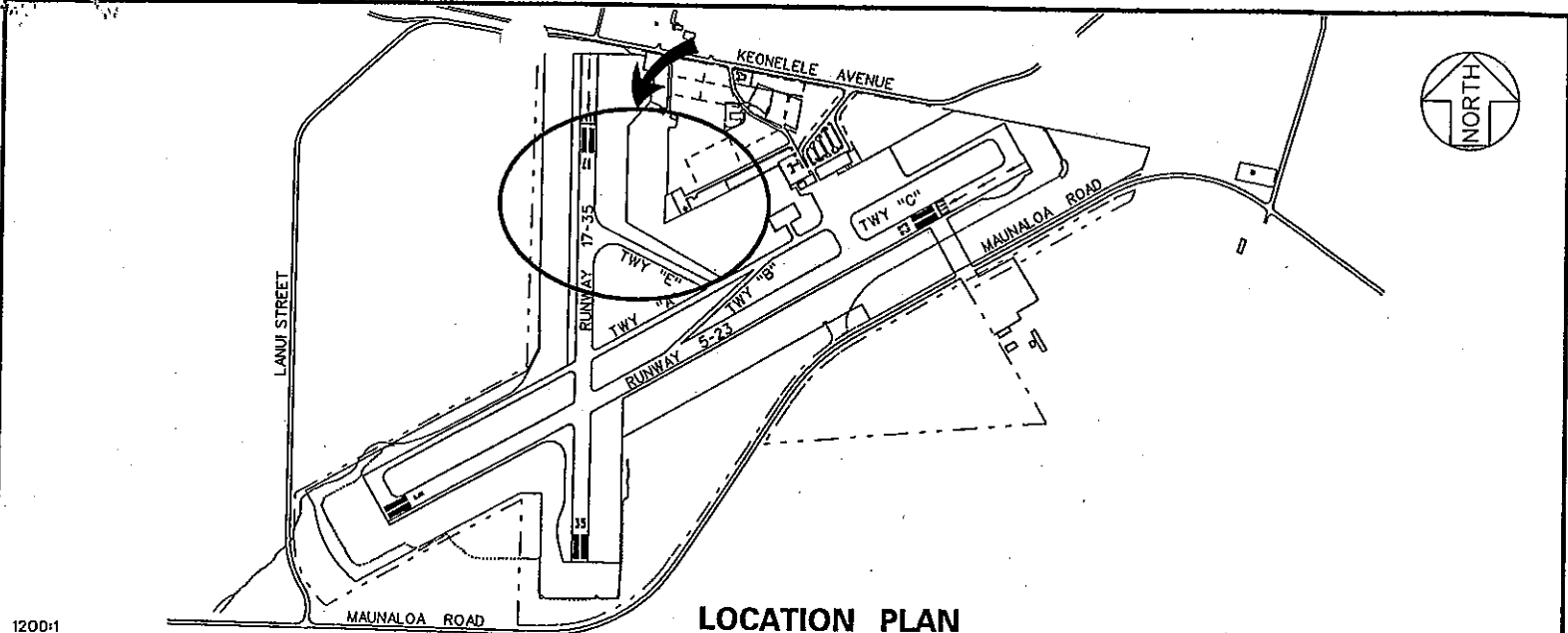
# MOLOKAI AIRPORT

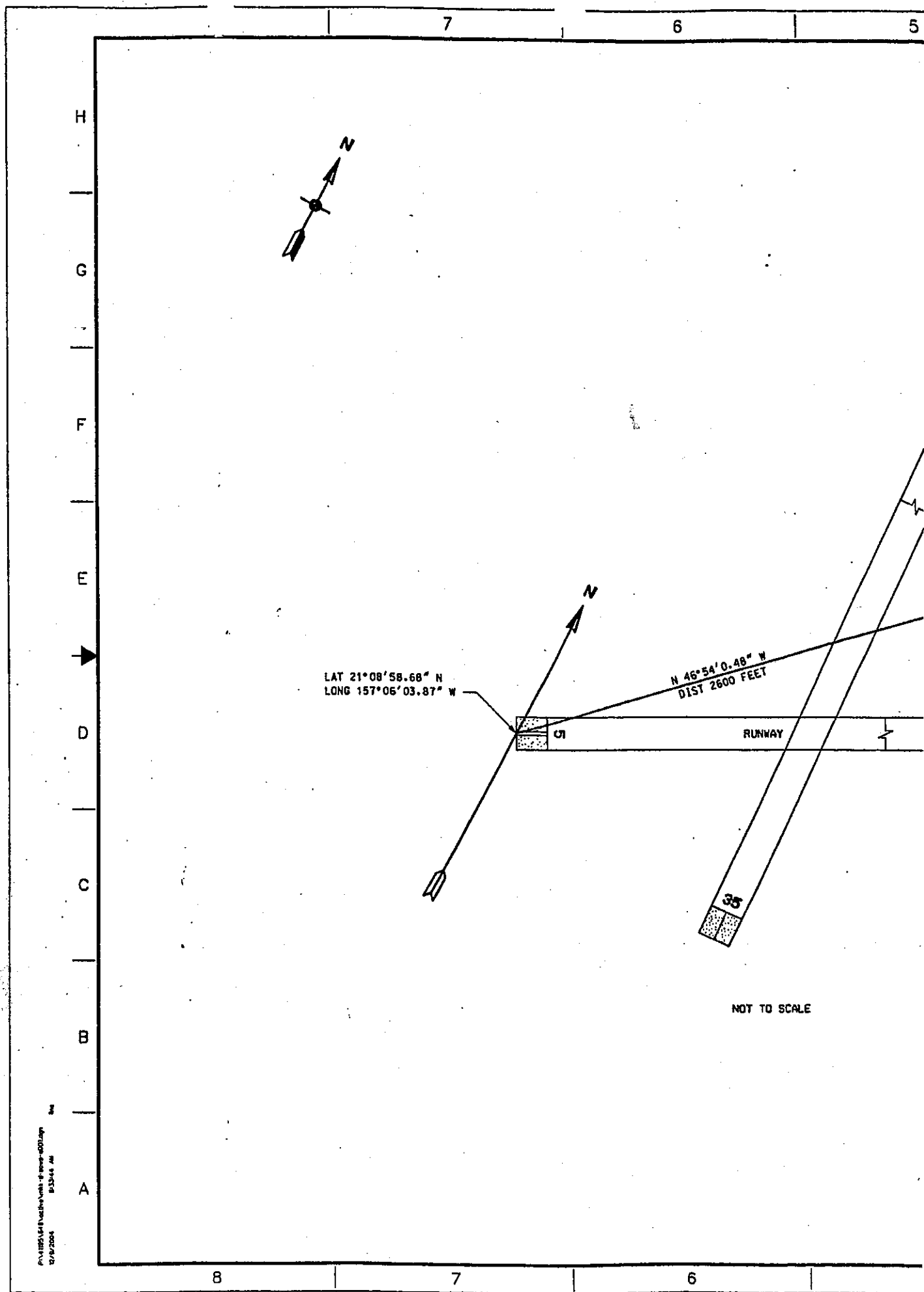
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**Facilities at this airport with separate Leases:**

Molokai Airport Traffic Control Tower (ATCT), State Lease No. DOT-A-01-0005 or FAA No. DTFA08-01-L-20778.

Molokai System Support Unit (SSU), State Lease No. DOT-A-03-0009 or FAA No. DTFA08-02-L-21560.





# PROPERTY LEASE LEGAL DESCRIPTION

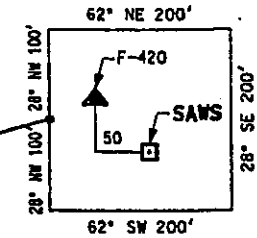
THE BEGINNING OF THE SAWS AND F-420 PROPERTY LEASE MORE OR LESS DESCRIBED AS FOLLOWS:

AT THE END OF THRESHOLD RUNWAY 5 OF LAT 21°08'58.68" N, LONG 157°06'03.87" W THEN PROCEED NORTH 46°54'0.48" EAST FOR A DISTANCE OF 2600' TO THE POINT OF BEGINNING (POB).

BEGINNING AT THE POB, THENCE PROCEED NORTH 28° WEST 60 FEET, THENCE PROCEED NORTH 62° EAST 200 FEET, THENCE SOUTH 28° EAST 200 FEET, THENCE PROCEED SOUTH 62° WEST 200 FEET, THENCE PROCEED NORTH 28° WEST 100 FEET TO THE TRUE POB. THE PLOT CONTAINS 0.918 ACRE MORE OR LESS. ALL BEARINGS ARE BASED ON NORTH AMERICAN DATUM (NAD 83) COORDINATE SYSTEM.

TOGETHER WITH A CLEAR AREA WHICH SHALL BE KEPT FREE OF ALL BUILDINGS, TREES, VEHICULAR AND AIRCRAFT PARKING AND VEGETATION OVER 6 IN. TALL WHICH WOULD AFFECT THE ACCURACY OF WEATHER INSTRUMENT READINGS; AND DESCRIBED AS FOLLOWS:

AN AREA ENCOMPASSED BY A CIRCLE OF 100 FEET RADIUS FROM THE CENTER OF THE SAWS WIND TOWER. A PLOT OF LAND CONTAINS 0.721 ACRES MORE OR LESS.



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Exhibit "B"

REV	DATE	DESCRIPTION	CHK	RECD	DATE	APPROV
<p>DEPARTMENT OF TRANSPORTATION FEDERAL AVIATION ADMINISTRATION WESTERN PACIFIC REGION LOS ANGELES, CALIFORNIA</p> <p>MOLOKAI AIRPORT</p> <p>STAND ALONE WEATHER SENSORS (SAWS) AND F-420 LEASE DESCRIPTION</p>						
<p>MOLOKAI</p>						
REVIEWED BY	SUBMITTED BY		APPROVED BY			
	<i>Greg P. Smith</i>		<i>Paul A. Deland</i>			
DESIGNED	PROJECT ENGINEER, AN-980		SRVL/WEATHER PLATFM MGR, AN-980			
DRAWN	SS		DATE 11/30/04 JON			
CHECKED	SS		DRAWING NO MKK-D-SAWS-A001			

## PROPERTY DESCRIPTION

### RUNWAY END IDENTIFIER LIGHTS (REIL) MOLOKAI AIRPORT, MOLOKAI, HAWAII

Land situated at Palaaau, Molokai, Hawaii, being a portion of Tract B, Governor's Executive Order No. 1837 dated May 31, 1944.

#### REIL PLOT #1 - PRI No. 004107

Beginning at the northeast corner of this parcel of land, the said point of beginning having the coordinates 42.65 feet South and 17,041.69 feet West; referenced to Government Survey Triangulation Station "Middle Hill," thence running by azimuths measured clockwise from true South:

1. 345° 26' 10" 10.00 feet,
2. 75° 26' 10" 10.00 feet,
3. 165° 26' 10" 10.00 feet,
4. 255° 26' 10" 10.00 feet to the point of beginning and containing an area of 100 square feet more or less as shown on Exhibit B, Federal Aviation Administration Drawing, PC-B-2378 dated October 25, 1977.

#### REIL PLOT #2 - PRI No. 004108

Beginning at the northeast corner of this parcel of land, the said point of beginning having the coordinates 199.36 feet South and 16,956.12 feet West, referenced to Government Survey Triangulation Station "Middle Hill," thence running by azimuths measured clockwise from true South:

1. 315° 26' 10" 10.00 feet,
2. 45° 26' 10" 10.00 feet,
3. 135° 26' 10" 10.00 feet,
4. 225° 26' 10" 10.00 feet to the point of beginning and containing an area of 100 square feet more or less as shown on Exhibit B, Federal Aviation Administration Drawing, PC-B-2378 dated October 25, 1977.

#### EASEMENT

Six-foot wide electrical easement for direct burial power cables, the centerlines of which are described as follows:

##### ELECTRICAL EASEMENT #1

Beginning at the most northerly threshold light at the approach end of Runway 5, thence running on an azimuth measured clockwise from true South:

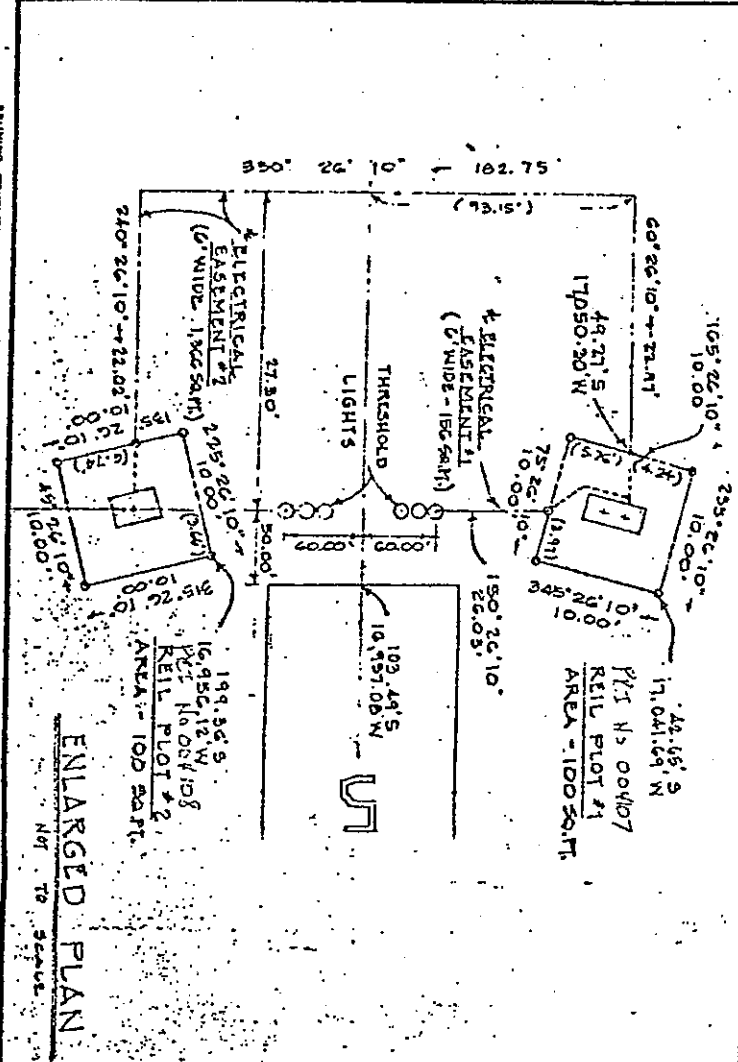
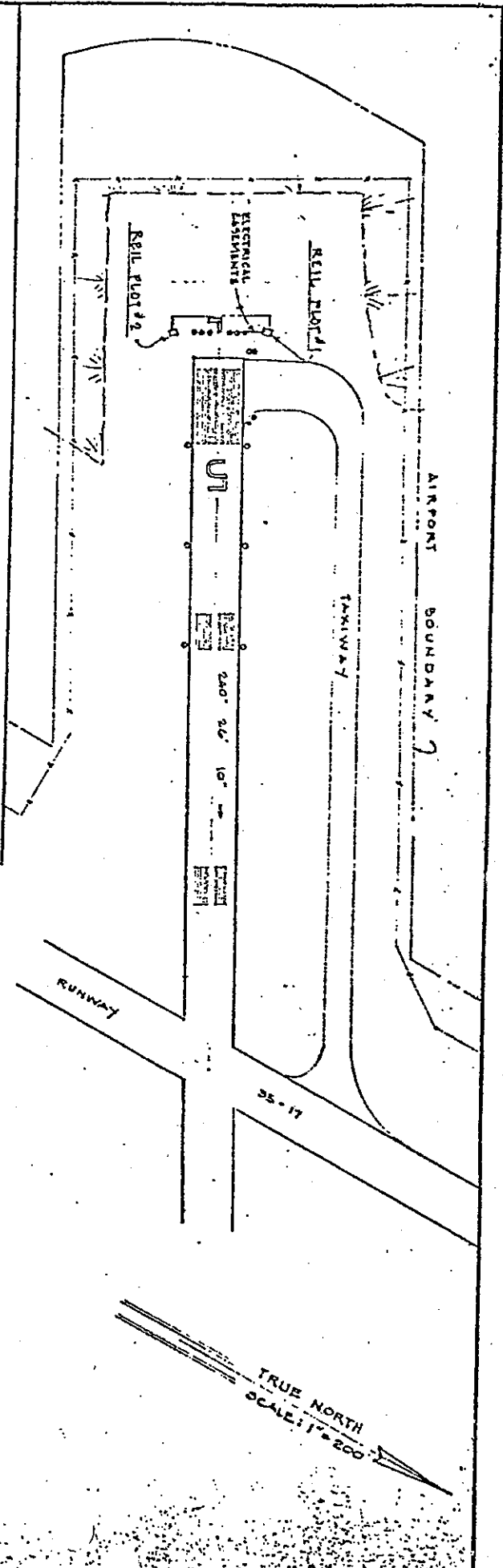
1. 150° 26' 10" 26.03 feet to the southerly side of REIL Plot #1 and containing an area of 156 square feet more or less as shown on Exhibit B, Federal Aviation Administration Drawing, PC-B-2378 dated October 25, 1977.



ELECTRICAL EASEMENT #2

Beginning at the westerly side of REIL Plot #1, the said point of beginning having the coordinates 49.27 feet South and 17,050.30 feet West, referenced to Government Survey Triangulation Station "Middle Hill," thence running by azimuths measured clockwise from true South:

1. 60° 26' 10" 22.97 feet,
2. 330° 26' 10" 182.75 feet,
3. 240° 26' 10" 22.02 feet to the westerly side of REIL Plot #2, and containing an area of 1,366 square feet more or less as shown on Exhibit B, Federal Aviation Administration Drawing, PC-B-2378 dated October 25, 1977.



ENLARGED PLAN  
NOT TO SCALE

NOTES:

1. AZIMUTHS TURNED CLOCKWISE FROM TRUE SOUTH.
2. COORDINATES REFERENCED TO GOVERNMENT SURVEY TRIANGULATION STATION "MIDDLE HILL."

DATE		CHKD		APPROVED BY		SUBMITTED BY	
				J. J. [Signature]		[Signature]	
DEPARTMENT OF TRANSPORTATION FEDERAL AVIATION ADMINISTRATION PACIFIC REGION				MOLOKAI AIR MODERN LAND REQUIREMENT RUNWAY END IDENTIFIER LIGHTS			
CHECKED BY		DATE		PC-B		2378	
[Signature]		10/15/71		PC-B		2378	